


AGENDA REQUEST
BUSINESS OF THE PLANNING AND ZONING COMMISSION
CITY OF SUGAR LAND, TEXAS

AGENDA OF <u>05-11-04</u> DEPARTMENT OF ORIGIN: <u>City Secretary</u> REQ. NO. <u>III-A</u> DATE SUBMITTED: <u>04-27-04</u> ORIGINATOR: <u>Glenda Gundermann</u>	
SUBJECT:	Minutes of April 22, 2004 Planning and Zoning Commission
PROCEEDING:	Approve minutes.
CLEARANCES:	City Secretary 
EXHIBITS:	Planning and Zoning Commission Minutes April 22, 2004
APPROVED FOR SUBMITTAL: Development Services Director	
EXPENDITURE REQUIRED:	
AMOUNT BUDGETED:	
APPROPRIATION REQUIRED:	

RECOMMENDED ACTION:

Staff recommends approval of the minutes of the April 22, 2004 Planning and Zoning Commission meeting.

STATE OF TEXAS §
COUNTY OF FORT BEND §
CITY OF SUGAR LAND §

**CITY OF SUGAR LAND
PLANNING AND ZONING COMMISSION
APRIL 22, 2004**

The City of Sugar Land Planning and Zoning Commission convened in a regular meeting open to the public and pursuant to notice thereof duly given in accordance with Chapter 551, Government Code, Vernon's Texas Codes, Annotated, as amended, in Sugar Land City Hall within said City on Tuesday, April 22, 2004 at 7:00 o'clock p.m. and the roll was called of the members; to wit:

Joe Zimmerman, Chairman
Michael Yentzen, Vice Chairman
Nancy Porter, Secretary
Jesse DeLaRosa
Kathy Huebner
Rawley Outlaw
Andre McDonald
Sean Burnett
Dinesh Shah

QUORUM PRESENT

All of said members were present, with the exception of Commissioner McDonald, Commissioner Shah, and Commissioner DeLaRosa who were absent.

Also present were:
Kathy Munoz, City Secretary Office, and
A Number of Visitors and Staff

CONVENE MEETING

Chairman Zimmerman convened the regular meeting, open to the public, to order at 7:00 o'clock p.m.

PLANNING AND ZONING COMMISSION
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PUBLIC COMMENTS

Mr Fred Mora, Venetian Estates, addressed the Commission regarding IV A) Lake Pointe Town Center Rezoning expressing concern with the developer proposal for multi-family housing . Mr. Mora requested that the Commission consider limiting development to single-family housing as the proposed development abuts the residential subdivision of Venetian Estates.

MINUTES
MARCH 25, 2004 AND APRIL 13, 2004

Chairman Zimmerman introduced consideration on approval of the minutes of the regular City of Sugar Land Planning and Zoning Commission meeting held March 25, 2004.

Following a full and complete discussion, Commissioner Outlaw, seconded by Commissioner Porter made a motion to approve the minutes as submitted. The motion carried unanimously.

Chairman Zimmerman introduced consideration on approval of the minutes of the regular City of Sugar Land Planning and Zoning Commission meeting held April 13, 2004.

Following a full and complete discussion, Commissioner Yentzen, seconded by Commissioner Burnet made a motion to approve the minutes as submitted. The motion carried unanimously.

PUBLIC HEARING
LAKE POINTE TOWN CENTER REZONING

Chairman Zimmerman convened the public hearing to receive and hear all persons desiring to be heard regarding a request by Planned Community Developers Ltd., for rezoning of property located within the Lake Pointe Town Center General Plan from Business Office (B-O) to General Business (B-2) District; from Planned Development (PD) to Business Office (B-O) District; and to amend and expand the existing Planned Development (PD) District area being further described as acreage within Tracts 1, 2, 3, 5, 7, and 8, out of Fluor Central Development Tract Replat No. 1, a Replat of Fluor Central Development Fort Bend County Plat Records Slides 733B thru 736A, Slide No. 2427A and 2427B, S.M. Williams League, A-97, Brown and Belknap League, A-15, and Elijah Alcorn League, A-1, Sugar Land, Fort Bend County, Texas.

Mr. Douglas Schomburg, Assistant City Planner, presented an overview stating Planned Community Developers have requested to rezone approximately 9.2 acres from Business Office (B-O) to General Business (B-2) District consisting of Tracts E-5 and E-6; and, to rezone approximately 28 acres from the 1983 Planned Development to Business Office (B-O) District, consisting of Tracts C-1 and C-2. Residential uses will be addressed at a future meeting.

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PUBLIC HEARING
LAKE POINTE TOWN CENTER (CONTINUED)

Mr. Les Newton, Planned Community Developers presented an overview stating that the rezoning request is in accordance with the Master Plan approved by the Planning and Zoning Commission and is in accordance with the development agreement that was approved by City Council. Multiple presentations have been made publicly and the concerns of the adjacent properties homeowners will be addressed in the Planned Development and will be presented at a future date.

Mr. Harry Green, Developer, expressed appreciation for the past development quality of Planned Community Developers Ltd. and expressing that all developers should be extended the opportunity to rezone from B-O to B-2 noting that within the next five years he would develop 500,000 sq. ft. of office space on an 11 acre tract in Sugar Creek Center.

Hearing no further comments and/or questions, Chairman Zimmerman closed the public hearing.

DOMINO'S OF SUGAR LAND PRELIMINARY PLAT

Chairman Zimmerman introduced consideration on Domino's Sugar Land Preliminary Plat.

Mr. Chris Wineinger, Planner, presented an overview stating that the Plat consists of one unrestricted commercial reserve totaling 0.473 acres in the City of Sugar Land within Restricted Industrial (M-1) zoning district.

The plat conforms to all codes, regulations, and plans with the exception of two items which will be corrected at the time of Final Plat: Removal of City of Sugar Land administrative approval signature block; and correction of remaining typographical errors.

Mr. Robert Cranshaw, Live Oak Express Realty, Ltd., Applicant, presented an overview on the proposed preliminary plat.

Following a full and complete discussion, Commissioner Yentzen, seconded by Commissioner Outlaw, made a motion to approve Domino's of Sugar Land Preliminary Plat with staff recommended corrections to be made prior to final plat. The motion carried unanimously.

CITY COUNCIL LIAISON REPORTS

Councilmember Hosley reported on:

- April 20, 2004 City Council Meeting
 - o Police Management Study Presentation
 - o Lisa Womack, Police Chief, Oath of Office

**PLANNING AND ZONING COMMISSION
APRIL 22, 2004/PAGE 4**

CITY COUNCIL LIAISON REPORTS (Continued)

- o CUP for Automotive – Second Reading – Passed by City Council
- o Approved Contract by LINCO Airport Water Wastewater Improvements
- o Approved First Reading on Tax Reinvestment Zone for Tramontina, Inc for facility expansion.
- o Passed Resolution regarding School Financing/Tax System Reforms
- o Attended Southern National Bank, Sugar Land, ground breaking ceremony for the new University of Virginia Campus Headquarters

PLANNING AND ZONING COMMISSION LIAISON REPORTS

There were no reports.

PLANNING AND ZONING COMMISSION COMMITTEE REPORTS

There were no reports.

CITY STAFF REPORT

There were no reports.

ADJOURN

There, being no further business to come before the Commission, Commissioner Burnett, seconded by Commissioner Porter, made a motion to adjourn. The meeting adjourned: time 7:30 o'clock p.m.

Joe Zimmerman, Chairman

Nancy Porter, Secretary

(SEAL)